



11 Out Lane, Netherthong, Holmfirth,
HD9 3EQ

belong[♥]
by James White

£395,000 Freehold



- Beautiful character cottage
- Grade II listed
- In lovely Netherthong
- 4 bedrooms. 3 on the 1st Floor, and another on the lower level with en-suite w.c.
- Excellent boot room/porch with ground floor w.c.
- Lovely dining kitchen with underfloor heating and stone flooring
- Comfortable lounge with wood burning stove
- Lots of character features

A truly delightful and comfortable home of character.

Located close to the beautiful local church, village store and within walking distance of a much sought after primary school, this beautiful grade II listed house will appeal to both families and professionals.

Externally, the property has a parking area to the left hand side, stone paved patio areas for outdoor seating and dining, and a garage too. Selling features which are sometimes hard to come by with properties of this and style.

Business travellers will welcome the road networks across the district which connect to Lancashire, Derbyshire and Yorkshire, and in the village of Brockholes one will find a local railway station that connects to both Sheffield and Huddersfield.

The property itself, which was photographed prior to the current occupants moving in is a blend of old world character and charm with modern



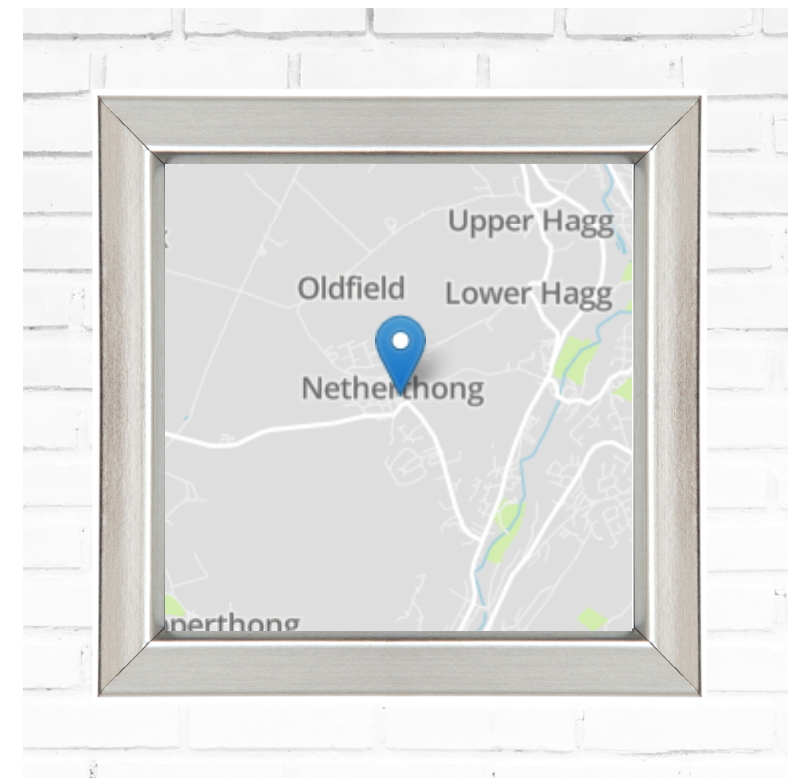
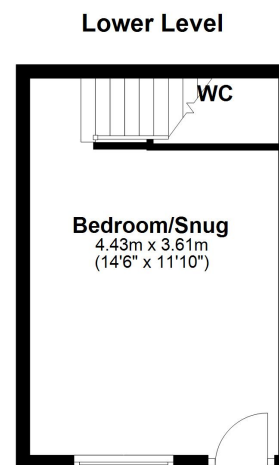
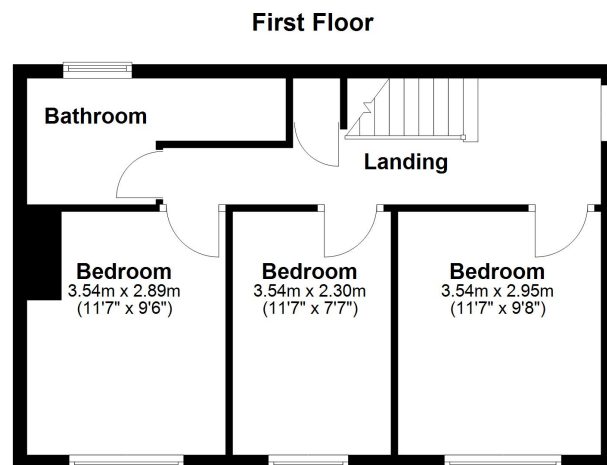
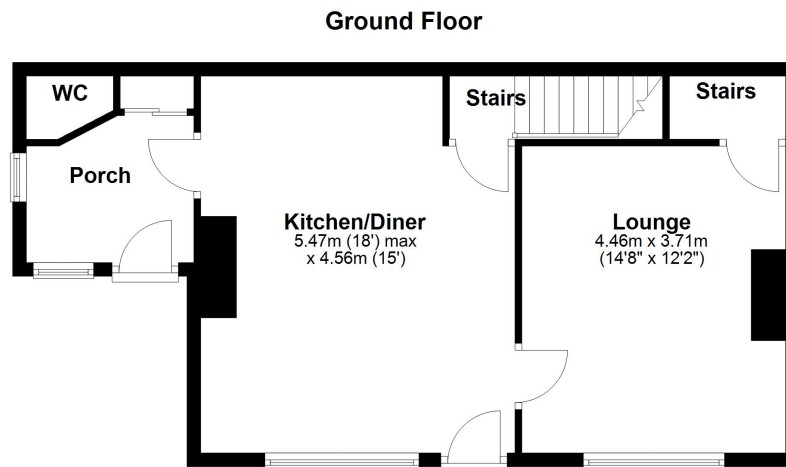
- **2 car garage and a gated driveway**
- **Recently replaced timber framed double glazed windows**

Outside, the property has a gated stone set driveway at the side of the house, which in turn leads to a paved area at the front of the house. Set below this area is a lower level paved area and the garage too. The garage is suited to two small cars, or one plus storage.

There is a gas central heating system and timber framed sealed unit double glazing.

In all, this is a beautiful home of character, in a most sought after semi-rural village, and viewing is highly recommended.

The essentials: The property is Freehold on two titles as depicted in our images. Mains services are available. The property is currently tenanted and therefore all viewings are by appointment with our Honley office. The house is not adapted for disabled living. Council Tax is D. The property is Grade II listed and in a conservation area.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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